

Project Description

Torrige District Council refused planning permission for a new foodstore of approximately 3,200m² sales floor space on an out-of-town site. The Council refused planning permission because of the impact on Bideford town centre and the applicant appealed. DPDS was instructed to present evidence at the Inquiry on behalf of the Council.

Before the Inquiry was held, a second application was submitted on a different site by a leading grocery retail chain for a similar sized foodstore. The Council refused this application as well and DPDS was again instructed by the Council to present evidence at a second Inquiry. Both appeals were dismissed.

The Council subsequently identified a site for a foodstore near the town centre in the Local Plan and DPDS was instructed to prepare evidence on the suitability and availability of this site and alternatives for the Local Plan Inquiry. Immediately before the Inquiry, the Council resolved not to make the allocated site available and the Inspector recommended an alternative within the main housing allocation.

DPDS Involvement

- Prepared evidence on the need for additional convenience goods floorspace in Bideford, the vitality and viability of Bideford town and its ability to withstand the impact of the proposals, as well as on the availability and suitability of sites within and on the edge of the town centre for both Inquiries.
- Prepared rebuttal evidence on the appellants' cases and advised Counsel on matters for cross examination and closing. Prepared evidence on the sequential test the suitability and availability of the Local Plan and alternative sites.
- Attended Inquiries, gave evidence and underwent cross examination.



Client	Torrige District Council
Business Sector	Town Centre, Retail and Leisure
Approximate Contract Value	£20,000
Project Status	Public Inquiries
DPDS Key Personnel Involved	Duncan Mc Callum Paul Spivey